GENERAL NOTES

- 1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- 2. FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE
- 3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- 4. A CONSTRUCTION. EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT OF WAY.
- 5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- 6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

SAN DIEGO GAS & ELECTRIC:	TELEPHONE NO
PACIFIC TELEPHONE:	TELEPHONE NO:
CATV:	TELEPHONE NO:
SEWER:	TELEPHONE NO:
WATER:	TELEPHONE NO:

7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.

9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.

10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY. MONDAY through SATURDAY, AND NO EARTH MOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.

11.ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CON-TOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.

12.NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT

13.SLOPE RATIOS:

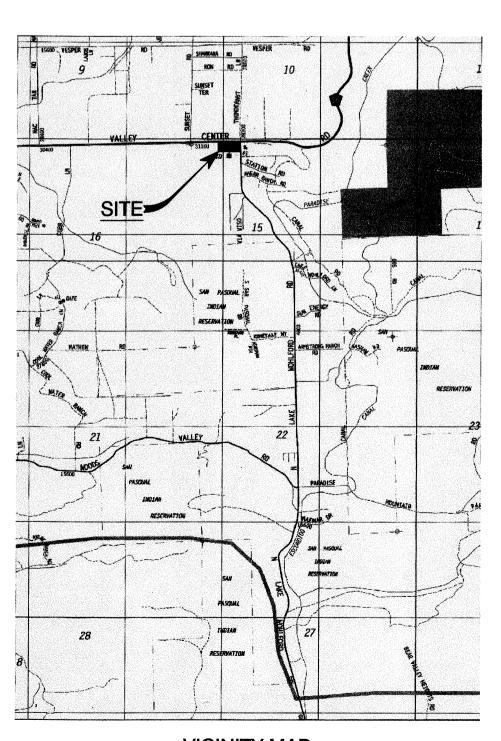
CUT-1.5:1 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK 2:1 FOR MAJOR SLOPES FILL-2:1 EXCAVATION: FILL: WASTE/IMPORT: (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS)

14.SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE OF THE DISCOVERY DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS

15.ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, AND D-75.

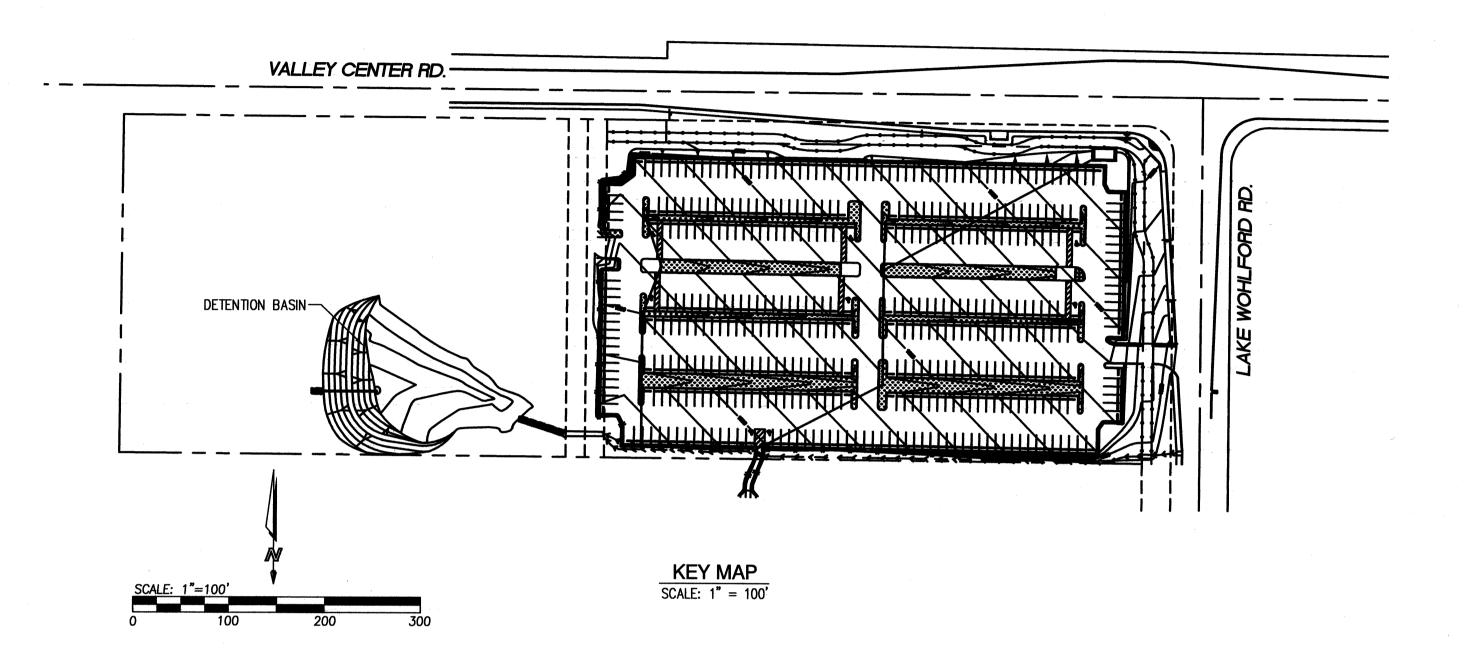
16.THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY ENGINEER OF WORK. PCC SURFACING OF DRIVE- WAY TO EXTEND FROM CURB TO PROPERTY LINE. USE STANDARD DRAWINGS G-14A G-14B, G-14C, G-15 AND G-16

17.FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAIN— AGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION.



VICINITY MAP NOT TO SCALE

SITE PLAN FOR THE VALLEY VIEW CASINO EMPLOYEE PARKING LOT



SOURCE OF TOPOGRAPHY

VALLEY CENTER ROAD AND LAKE WOHLFORD ROAD.

THE SOURCE OF TOPOGRAPHY IS VARIOUS FIELD SURVEYS PERFORMED

ENGINEERING, INC. PERFORMED MULTIPLE FIELD TOPOGRAPHIC SURVEYS

DUE TO COUNTY OF SAN DIEGO ROAD IMPROVEMENT CONSTRUCTION ON

DURING THIS TIME PERIOD TO UPDATE AND ADJUST SITE CONDITIONS

BY WYNN ENGINEERING, INC. BETWEEN 2003 AND 2007. WYNN

16300 NYEMII PASS ROAD

APPLICANT/OWNER

SAN PASQUAL CASINO DEVELOPMENT GROUP, INC. SAN PASQUAL BAND OF MISSION INDIANS VALLEY CENTER, CA. 92082

ASSESSOR'S PARCEL

189-051-02

LEGAL DESCRIPTION

THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BENCHMARK

FOUND DISC 3 1/2" BRASS DISC (PORTION OD DISK BROKEN OFF), SET IN CC STAMPED U.S. COAST & GEODETIC SURVEY, MARK \$300 1935 LOCATED NEAR WITNESS POST, 14' E'LY OF C/L DIRT DRIVEWAY OF RESIDENCE AT 31065 VALLEY CENTER ROAD, 45' S'LY OF VALLEY CENTER ROAD AND E'LY OF SUNSET ROAD. EL. = 1500.99

NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



EMPLOYEE PARKING LOT LANDSCAPE AREA PARKING AREA 151372.38 HANDICAP PARKING 8.5'X18' PARKING SPACES TOTAL PARKING SPACES GRADING CUT SLOPE 5,058 FILL SLOPE IMPORT 12,174 LEGEND PROPERTY LINE CENTERLINE PROP CURB AND GUTTER PROP WALL PROP TRAIL WHEEL STOP FINISH CONTOURS EXISTING CONTOURS

DESCRIPTION QUANTITY UNITS

SHEET INDEX

SHEET NO. DESCRIPTION

DIRECTION OF DRAINAGE

LANDSCAPE AREA/BIO SWALE

VEGETATED SWALE

PROP 4" PVC SCH 40

SHUTTLE PATH

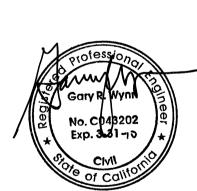
RIP RAP

LOCATION AND KEY MAP EAST - GRADING, DRAINAGE AND STRIPING PLAN

WEST - GRADING AND DRAINAGE PLAN EAST - CONCEPTUAL LANDSCAPE PLAN

WEST - CONCEPTUAL LANDSCAPE PLAN CONCEPTUAL LIGHTING PLAN

DETAILS AND ELEVATIONS



STP 06-004 R04-017 LOG NO. 04-09-014



WEI JOB NO. 05-060 PRIVATE CONTRACT

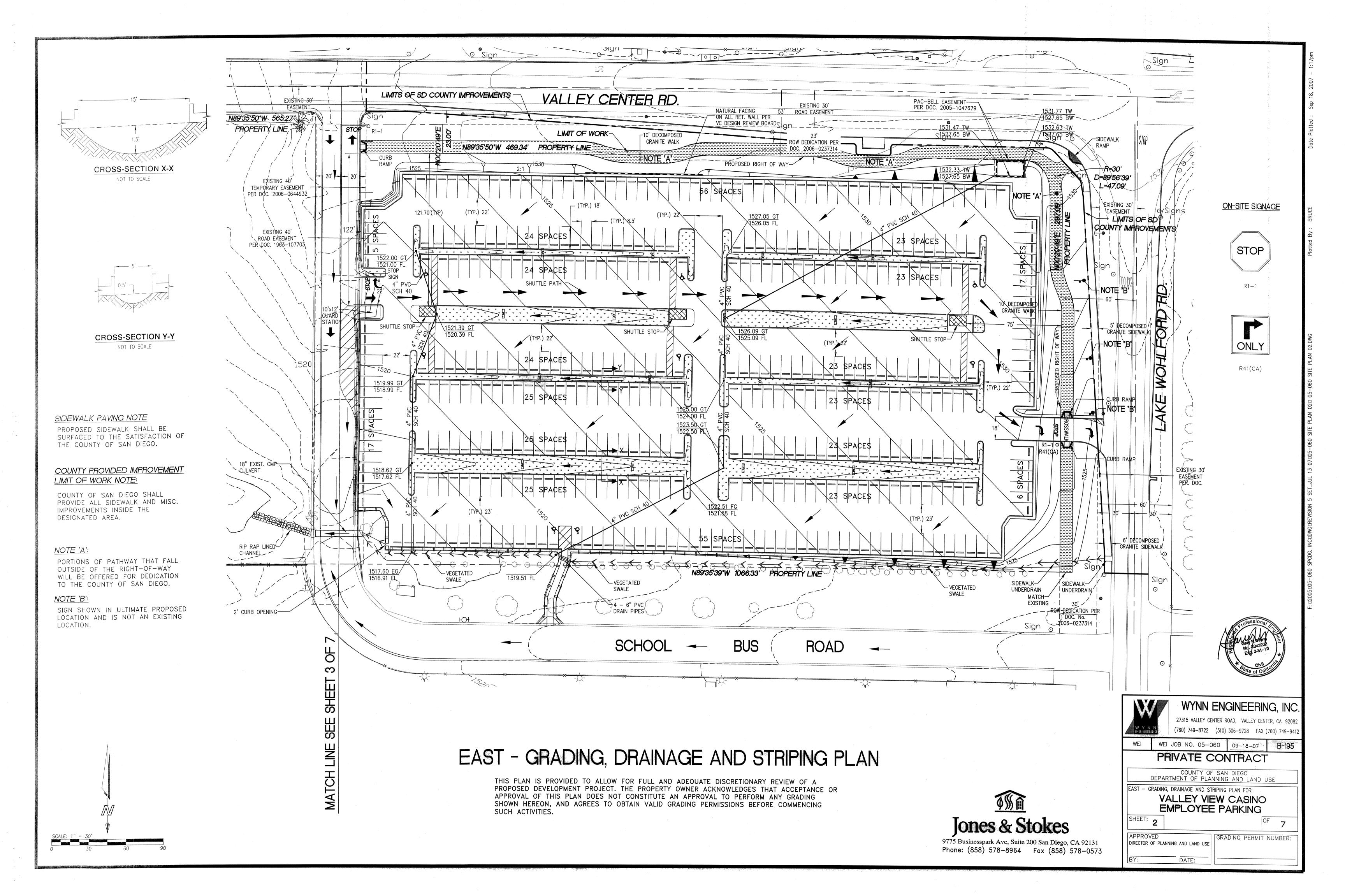
COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE LOCATION AND KEY MAP FOR: VALLEY VIEW CASINO

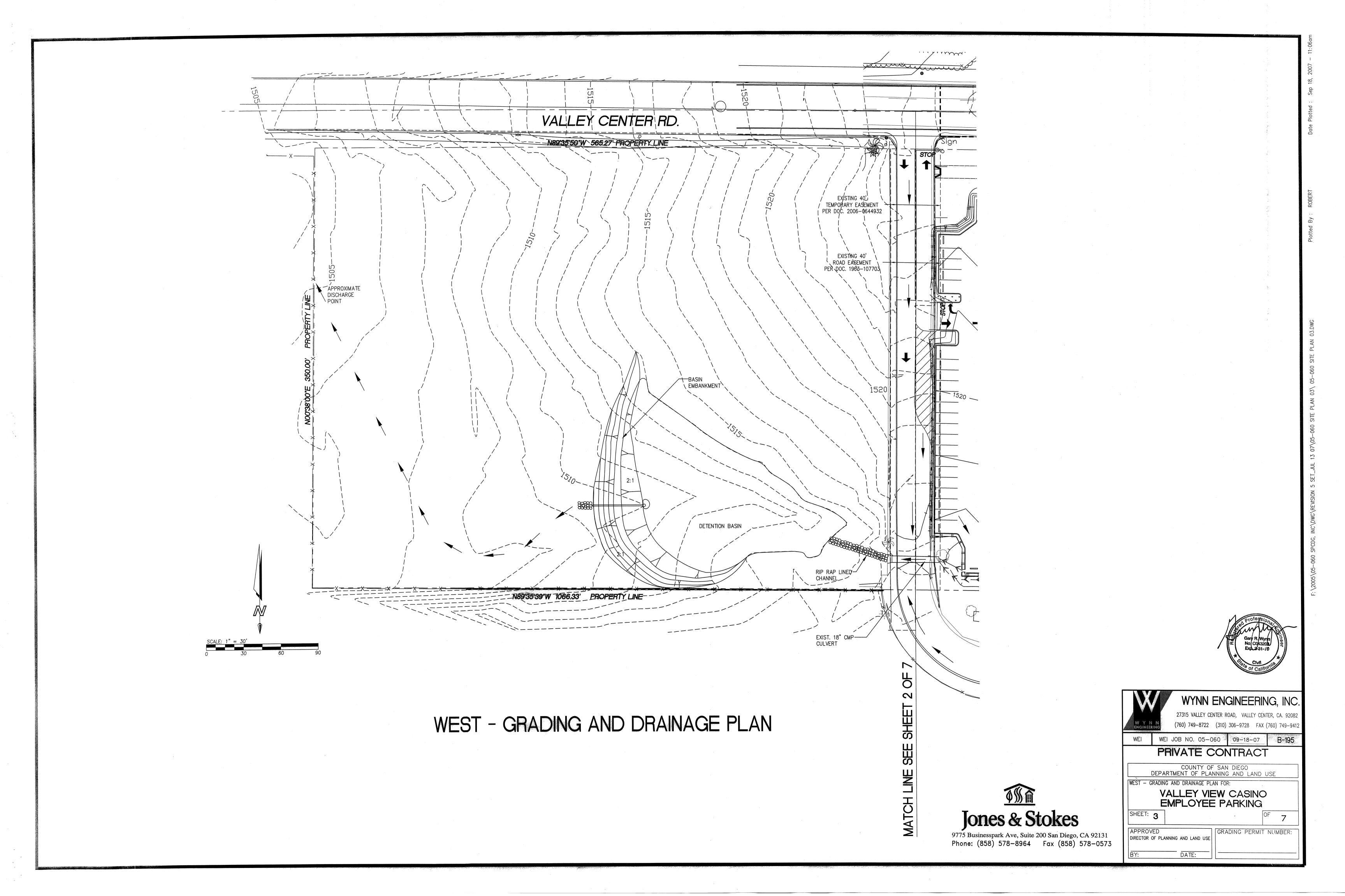
EMPLOYEE PARKING SHEET: 4

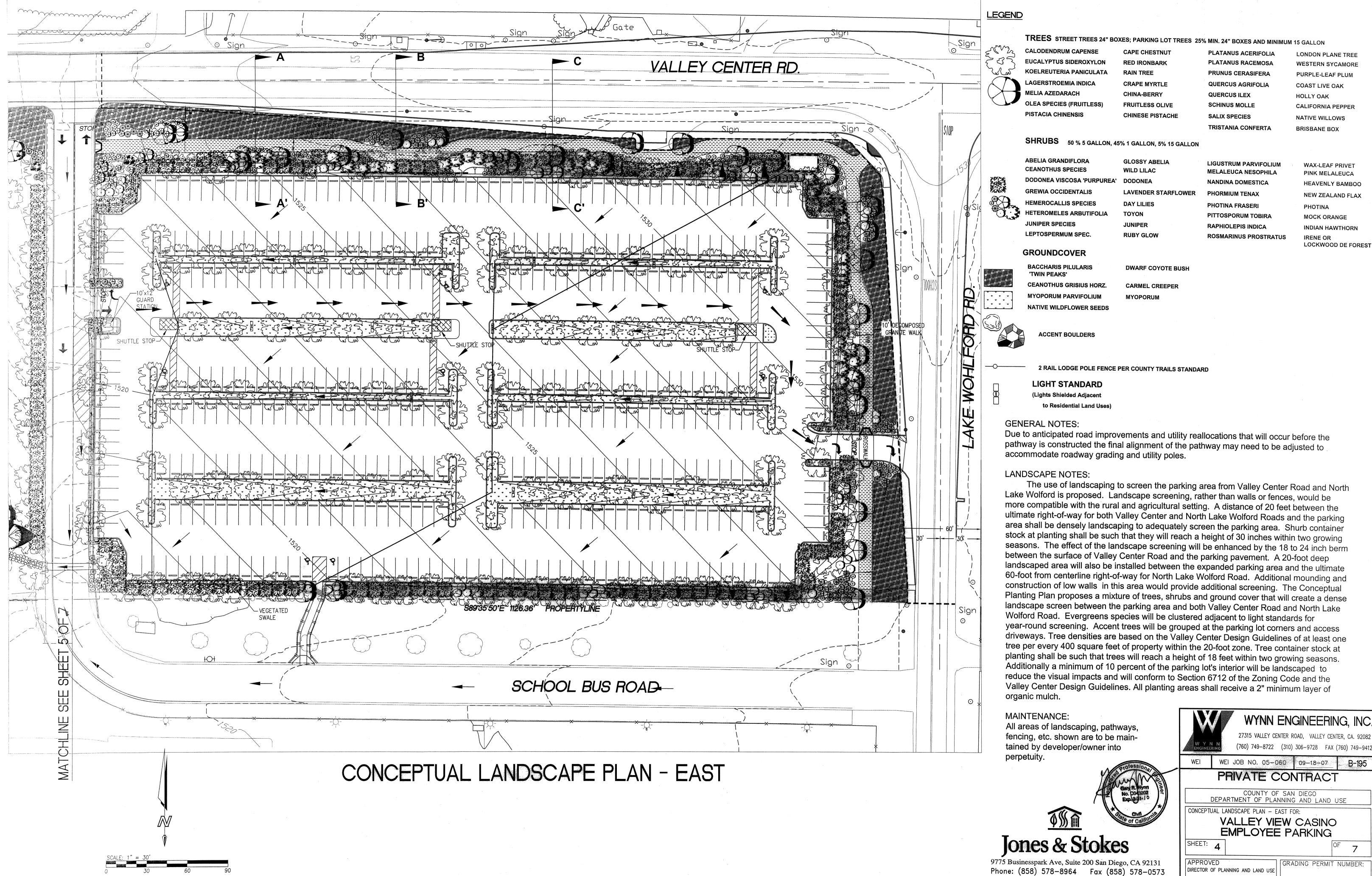
GRADING PERMIT NUMBER: DIRECTOR OF PLANNING AND LAND USE DATE:

9903 Businesspark Ave, San Diego, CA 92131

Phone: (858) 578-8964 Fax (858) 578-0573







PLATANUS ACERIFOLIA LONDON PLANE TREE PLATANUS RACEMOSA WESTERN SYCAMORE **PRUNUS CERASIFERA QUERCUS AGRIFOLIA** SCHINUS MOLLE

PURPLE-LEAF PLUM COAST LIVE OAK HOLLY OAK **CALIFORNIA PEPPER NATIVE WILLOWS** TRISTANIA CONFERTA **BRISBANE BOX**

MELALEUCA NESOPHILA NANDINA DOMESTICA PHORMIUM TENAX PHOTINA FRASERI **PITTOSPORUM TOBIRA** RAPHIOLEPIS INDICA ROSMARINUS PROSTRATUS **WAX-LEAF PRIVET** PINK MELALEUCA **HEAVENLY BAMBOO NEW ZEALAND FLAX** PHOTINA **MOCK ORANGE** INDIAN HAWTHORN

LOCKWOOD DE FORES

IRENE OR

Due to anticipated road improvements and utility reallocations that will occur before the pathway is constructed the final alignment of the pathway may need to be adjusted to

The use of landscaping to screen the parking area from Valley Center Road and North Lake Wolford is proposed. Landscape screening, rather than walls or fences, would be more compatible with the rural and agricultural setting. A distance of 20 feet between the ultimate right-of-way for both Valley Center and North Lake Wolford Roads and the parking area shall be densely landscaping to adequately screen the parking area. Shurb container stock at planting shall be such that they will reach a height of 30 inches within two growing seasons. The effect of the landscape screening will be enhanced by the 18 to 24 inch berm between the surface of Valley Center Road and the parking pavement. A 20-foot deep landscaped area will also be installed between the expanded parking area and the ultimate 60-foot from centerline right-of-way for North Lake Wolford Road. Additional mounding and construction of low walls in this area would provide additional screening. The Conceptual Planting Plan proposes a mixture of trees, shrubs and ground cover that will create a dense landscape screen between the parking area and both Valley Center Road and North Lake Wolford Road. Evergreens species will be clustered adjacent to light standards for year-round screening. Accent trees will be grouped at the parking lot corners and access driveways. Tree densities are based on the Valley Center Design Guidelines of at least one tree per every 400 square feet of property within the 20-foot zone. Tree container stock at planting shall be such that trees will reach a height of 18 feet within two growing seasons. Additionally a minimum of 10 percent of the parking lot's interior will be landscaped to reduce the visual impacts and will conform to Section 6712 of the Zoning Code and the Valley Center Design Guidelines. All planting areas shall receive a 2" minimum layer of

> WEI JOB NO. 05-060 09-18-07 PRIVATE CONTRACT COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE

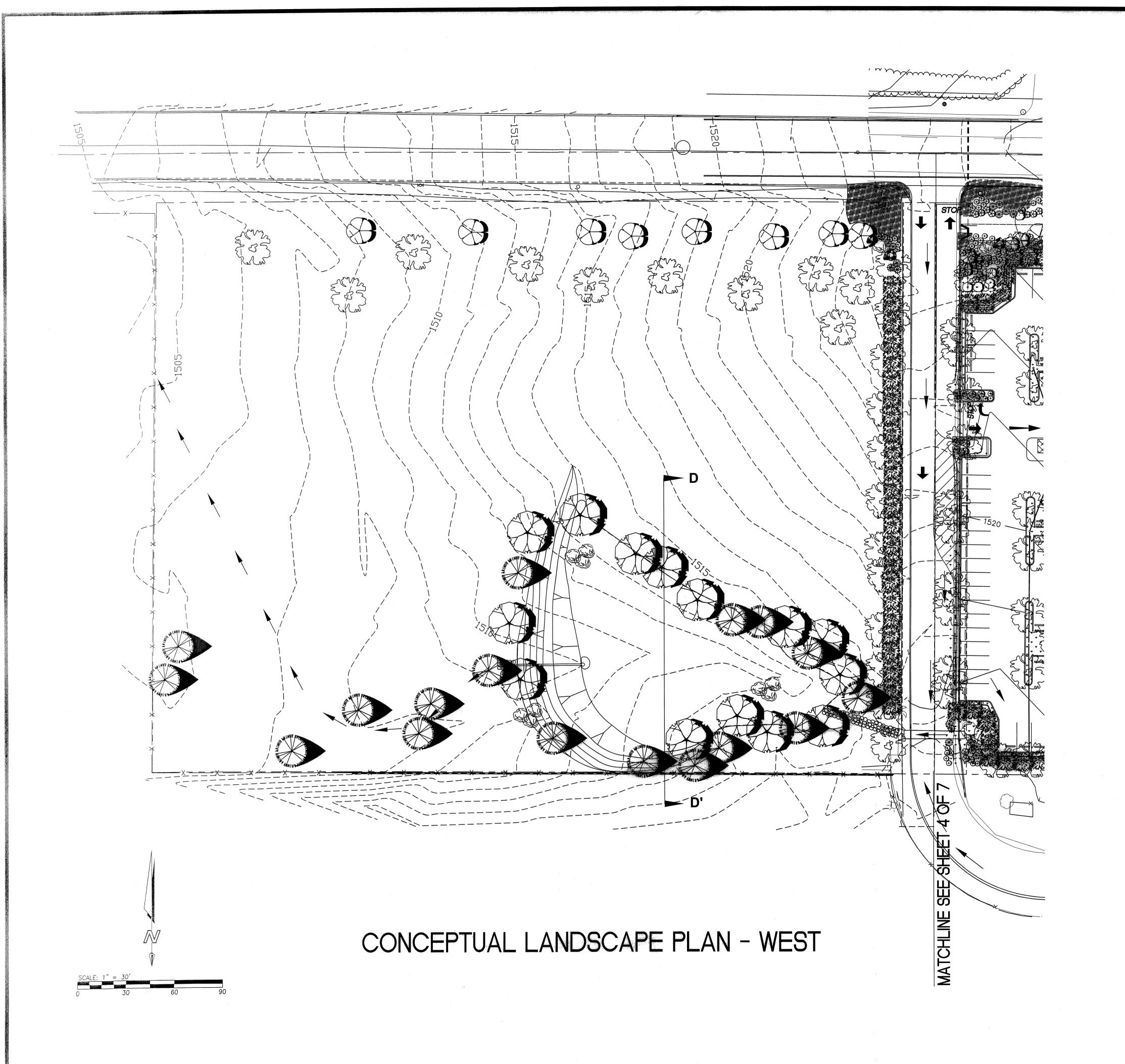
WYNN ENGINEERING, INC.

CONCEPTUAL LANDSCAPE PLAN - EAST FOR: VALLEY VIEW CASINO EMPLOYEE PARKING

GRADING PERMIT NUMBER

DIRECTOR OF PLANNING AND LAND USE

DATE:



LEGEND



IRRIGATION NOTES:

A permanent irrigation system shall be designed to afford optimum coverage for the support of plant growth. The coverage shall meet the water requirements for the selected plant material within the given planting area. The design shall take into consideration the exposure, soil types, and slope gradient the system will have. The system shall be design in accordance with the water conservation ordinance. The system shall be fully automatic with rain sensors for water conservation measures and as maintenance free as possible.

MAINTENANCE NOTES:

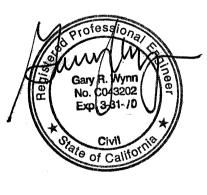
All landscaping area both on-site and in the ROW shall be maintained by property owner. The landscaped areas shall be free of debris and litter and all plant material shall be maintained in a heathly growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced.

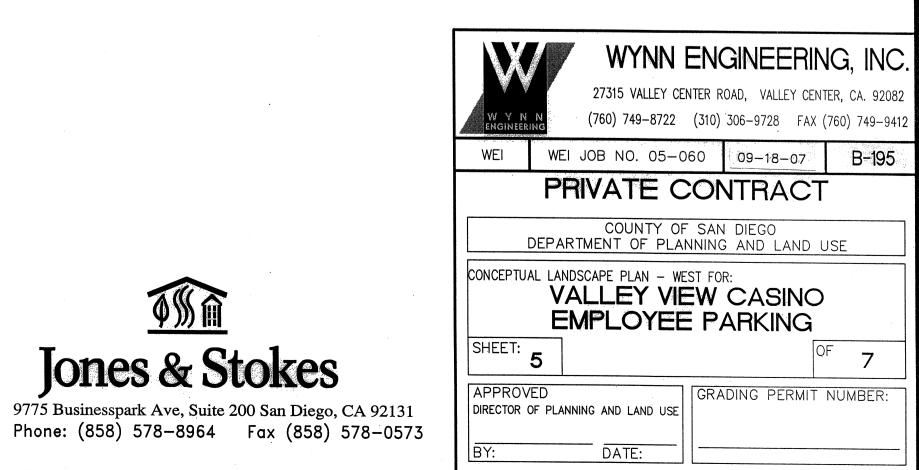
LIGHTING NOTES:

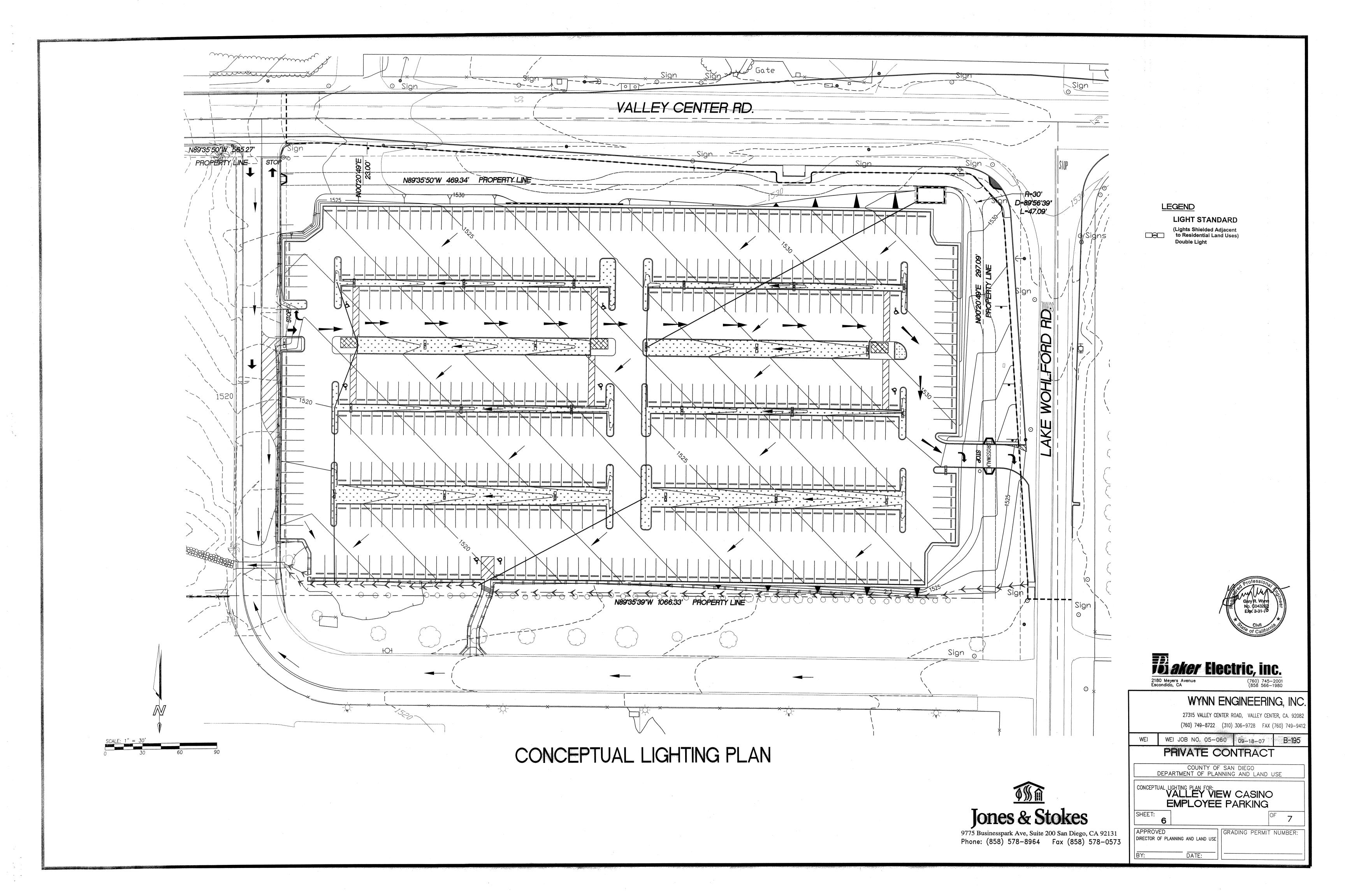
Lighting shall be shielded low pressure sodium fixtures on 25 foot high maximum light standards.

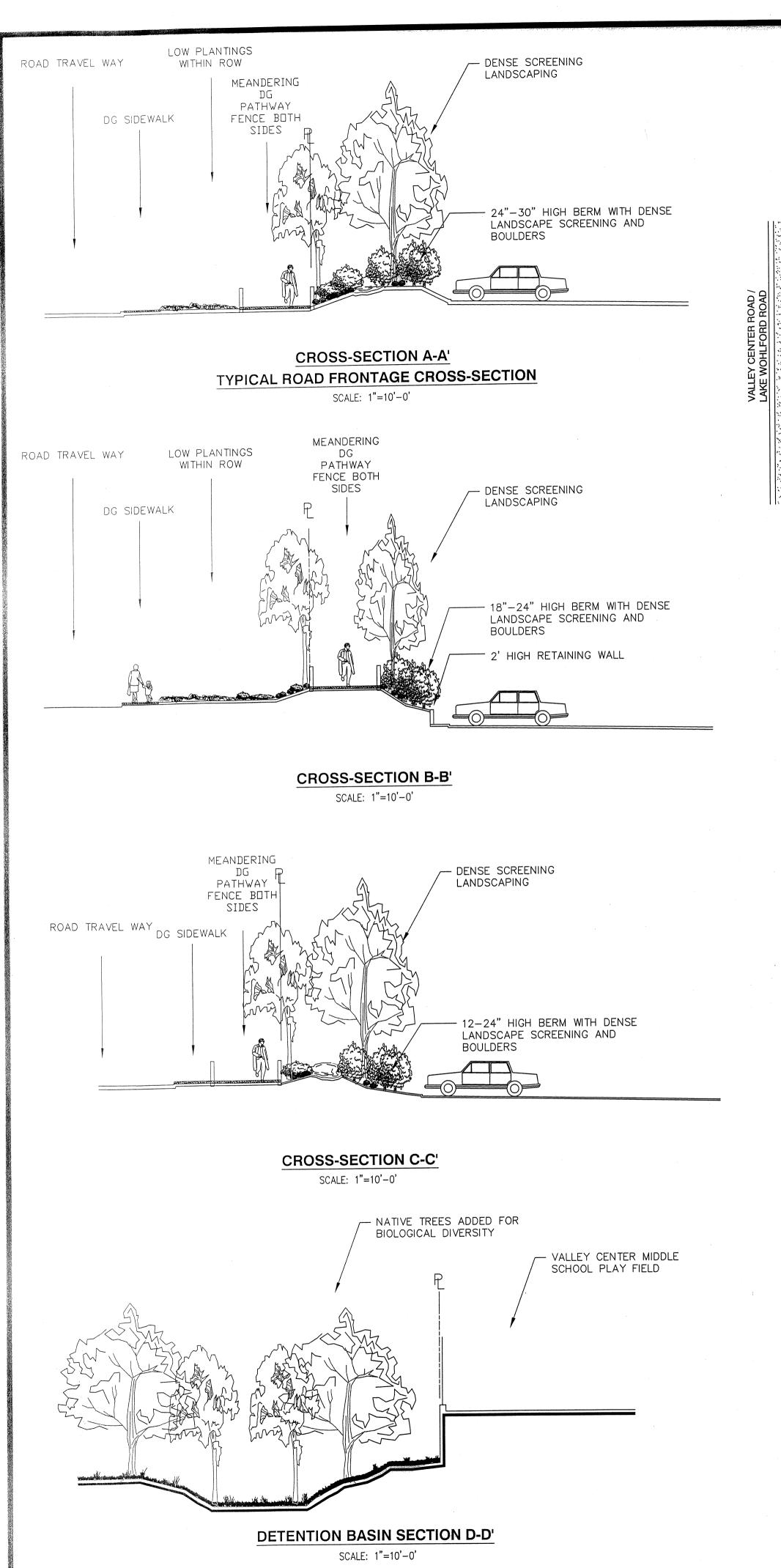
STORM WATER RUNOFF:

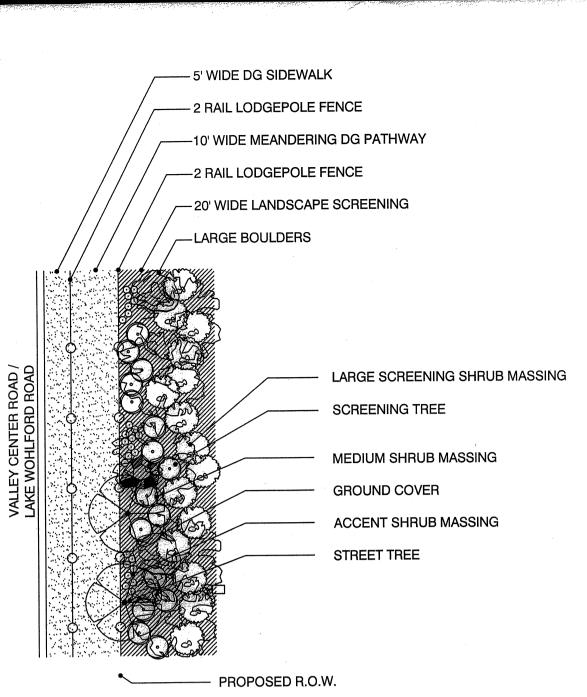
Storm water runoff will be treated within a detention basin west of School Bus Road. Willow, oak, sycamore trees as well as boulders will be added to this area to increase the habitat biological diversity. Maintenance will be as described in the Stormwater Management Plan.

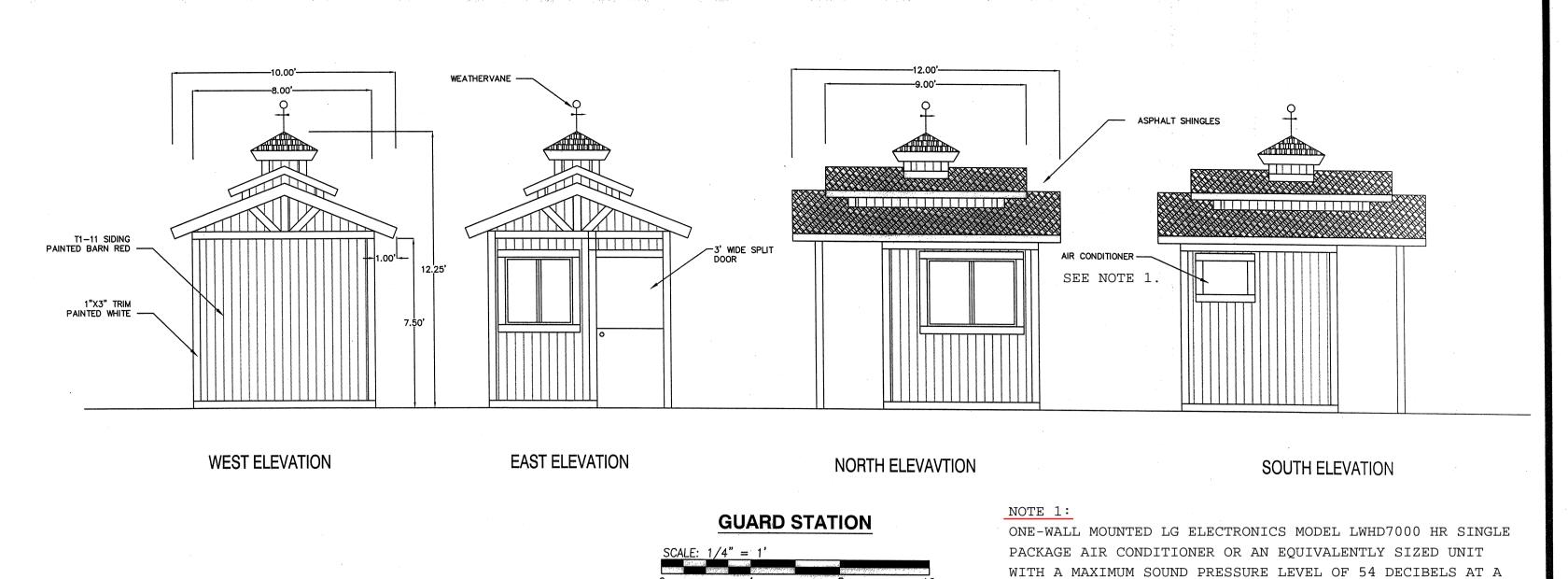


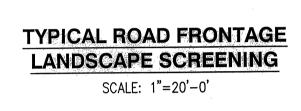


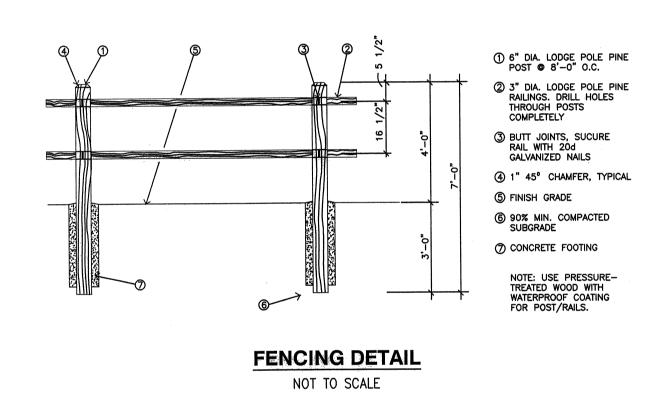


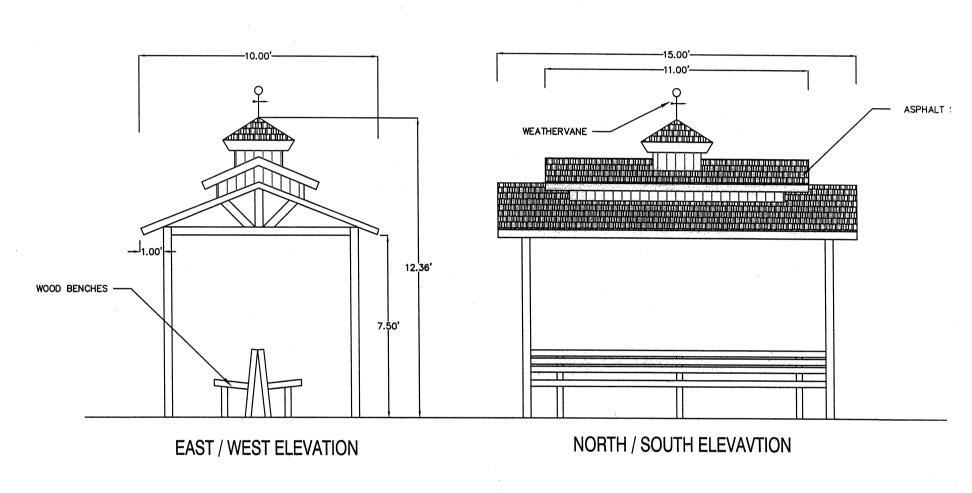




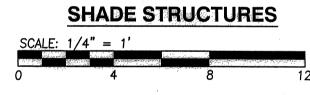








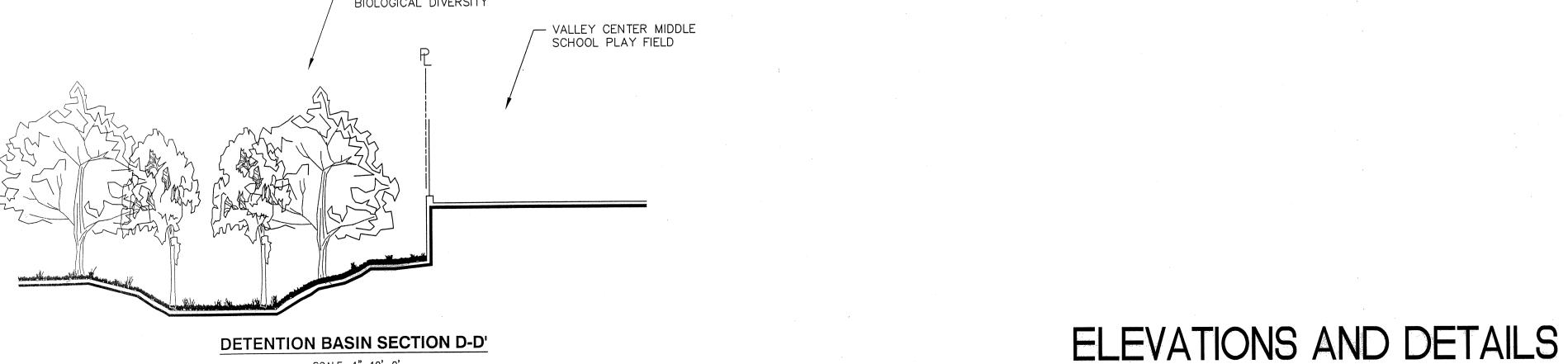
REFERENCE DISTANCE OF 5 FEET OR LESS.





WYNN ENGINEERING, INC.

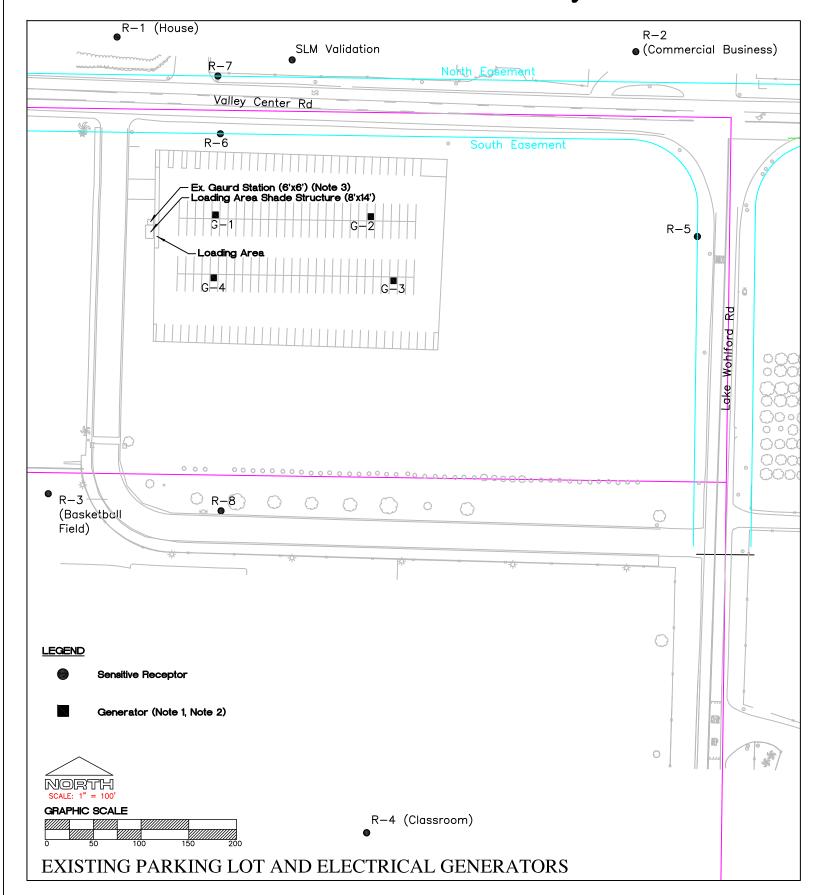
27315 VALLEY CENTER ROAD, VALLEY CENTER, CA. 92082





	(700) 749-8722 (310) 300-3728 FAX (700) 749-941							
	WEI	WEI JOB N	10. 05–060	09-18-07	B-195			
	PRIVATE CONTRACT							
	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE							
	VALLEY VIEW CASINO EMPLOYEE PARKING							
	SHEET:	7			^{OF} 7			
A 92131	APPRO\ DIRECTOR	VED OF PLANNING AND	1 1	RADING PERMIT	T NUMBER:			
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Interim Generator Facility



NOTES

Note 1. No light tower shall be located closer than 130 feet from any property line including the centerlines of Valley Center and Lake Wohlford Roads. The engine side or rear façade of each light pole generator shall be prohibited from facing south. The minimum separation distance between light towers shall be 70 feet. The minimum setback for each light tower from any roadway easement shall be 80 feet.

<u>Note 2</u>. 4 (four) portable Magnum Industries Model MLT4060 light towers with retrofits or equivalently sized units with a maximum sound pressure level of 61 decibels or less at a reference distance of 50 feet.

Note 3. 1 (one) wall-mounted LG Electronics Model LWHD7000HR single package air conditioner or an equivalently sized unit with a maximum sound pressure level of 54 decibels or less at a reference distance of 5 feet.

